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Certified that the document is admitted to registration. The Signature sheet and the endowment sheets attached with this document are the part of this document.

*Somawal*  
Adtl. District Sub-Registrar  
Baruipur, South 24 Parganas

01 SEP 2023

M.D. Sohini Molla

*Sasika Begum*  
REGISTRAR

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this 1<sup>st</sup> day of September in the year 2023 (Two Thousand Twenty Three).

*Adv.*  
01/09/2023

M. D. Jahir Molla

SARIKA BEGUM

DIRECTOR

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**BETWEEN**

**MD JAHIR MOLLA, (PAN - BSAPM7471C, Aadhaar No. 6090 4265 9453, Mobile No. 9062177250)**, son of Abdul Hannan Molla, by faith - Muslim, by Citizen-Indian, by occupation - Business, residing at - Khasmallick, Yogibattala, P.O. - Dakshin Gobindapur, P.S. - Baruipur, District - South 24 Parganas, Kolkata - 700145, hereinafter called and referred to as the **LAND OWNER** (which expression shall always be deemed to mean and to include her heirs, executors, administrators, representatives, nominees and assigns) of the **FIRST PART.**

**AND**

**M/S TAASEEN REALTECH INDIA PRIVATE LIMITED, (PAN - AAJCT9908N)** a Private Limited Company registered under The Companies Act, 2013 bearing Corporate Identity Number (CIN) U41001WB2023PTC260124, having its registered office at Dihimadan molla, P.O. - Dakshin Gobindapur, P.S. - Baruipur, District - South 24 Parganas, Kolkata - 700145, represented through its one of the Director's **SARIKA BEGUM (PAN- DYS PB6676J, Aadhar - 9866 4376 0232)**, wife of Md Jahir Molla, by nationality - Indian, by faith - Muslim, by Citizen-Indian, by occupation - Business, residing at Khasmallick, Yogibattala, P.O. - Dakshin Gobindapur, P.S. - Baruipur, District - South 24 Prganas, Kolkata - 700145, West Bengal, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall always be deemed to mean and to include its successors-in-office, executors administrators representatives nominees and assigns) of the **SECOND PART.**

Adh.  
01/09/2023.

M.D. JAHIR MOLLA

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Sarika Begum  
DIRECTOR

**WHEREAS** the Commercial Bastu land measuring more or less 18 decimals out of 152 decimals comprised in R.S. & L.R. Dag No. 390, under L.R. Khatian No. 3060, of Mouza - Dihimadanmolla, J.L. No. 34, laying & situated under Hariharpur G.P. under P.S. - Baruipur, District- South 24 Parganas, which is more particularly described in the **SCHEDULE "A"** of this Agreement.

**WHEREAS** the land more particularly described in the **SCHEDULE "A"** originally belongs to the land lord **Md. JAHIR MOLLA** and his name has been finally recorded & published in L.R. & R.O.R. vide L.R. Khatian No. 3060 and the land lord seize and possess the "A" Schedule Property as 16 Annas Owners.

**AND WHEREAS** the owner/first parties now intend to develop the **Schedule - 'A'** property by making and constructing a Multi storied building thereon.

**AND WHEREAS** the owner hereto is desirous of constructing a multistoried building upon the said property but due to some difficulties, the owner hereto is in search of capable person, who has experience and capital to undertake such development work and the Developers here to having learnt of such intention of the owner, have offered to construct a multistoried building being partners upon the aforesaid property mentioned in the Schedule "A" in accordance with the Building Sanction Plan of the concerned office.

Adv.  
9/09/2023



M. D. JAHIR Molla

TAASEEN REALTECH INDIA PRIVATE LIMITED

Sarika Begum  
DIRECTOR

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- 1) **LAND OWNER** shall mean **MD JAHIR MOLLA** and his heirs, executors, representatives, administrators, nominees and assigns.
- 2) **DEVELOPER** shall mean **TAASEEN REALTECH INDIA PRIVATE LIMITED** and its Successors, executors, representatives, administrators, nominees and assigns (In pursuance of the Resolution of the Board Meeting of the Company (**M/S TAASEEN REALTECH INDIA PRIVATE LIMITED**) dated 14.08.2023 and also resolution dated 14.08.2023 confirming the Resolution to Develop the property which is mention in schedule "A" hereunder and **SARIKA BEGUM**, Director of the Company be and is hereby authorized to sign and execute with party, person or relevant authority as may be required, all such contracts/agreement/any other documents on behalf of the Company, in relation to the performance of the business of the Company as may be necessary or requisite on behalf of the Company, and any modifications agreed to therein and to do all such things as may be required in connections therewith and that such contracts and / or agreements shall be binding on the company).
- 3) **PREMISES** shall mean Commercial Bastu land measuring more or less 18 decimals out of 152 decimals comprised in R.S. & L.R. Dag No. 390, under L.R. Khatian No. 3060, of Mouza - Dihimadanmolla, J.L. No. 34, laying & situated under Hariharpur G.P. under P.S. - Baruipur, District- South 24 Parganas, more particularly described in the **Schedule - "A"** written hereunder.

  
01/09/2023

M. D. Sohini Molla

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JAASEEN REAL ESTATE PRIVATE LIMITED

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DIRECTOR

- 4) **TITLE DEED** shall mean all the papers and documents regarding the ownership of premises more particularly described in the **Schedule – “A”** written hereunder.
- 5) **BUILDING** shall mean the multistoried building or buildings to be constructed on the said premises in accordance with the Sanctioned Building Plan & other papers of the competent authorities.
- 6) **BUILT UP AREA** shall mean carpet area plus the thickness of outer walls, inner walls, cupboard, balcony plus proportionate area of lift, proportionate area of stair, proportionate area of lift machine room and proportionate area of stair head room.
- 7) **SUPER BUILT UP AREA** shall mean built up area plus 25% of total constructed area of multi Storied building.
- 8) **COMMON FACILITIES AND AMENITIES** shall include corridors, hallways, staircase, Lift and Lift Room, roof, passage ways only for walking, drive ways, common lavatory, pump house, tube well, overhead water tank, water pump and motor and open land appertaining to the building or buildings and either facilities particularly described in the **Schedule “C”** written hereunder and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building to be constructed upon the said premises.

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M.D. John Mollo

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INVESTMENT PROMOTIONS BOARD LIMITED

Sarika Begum  
DIRECTOR

- 9) **SALEABLE SPACE** shall mean flat or flats for residential of the flat owners and Shop for commercial and office and semi commercial use of the owners in the building available for independent use and occupation excepting what is due to the owners in the building available for independent use and occupation excepting: what is due to the owners as per OWNER'S ALLOCATION and after taking due provisions for common facilities and space required therefore.
- 10) **THE ARCHITECT** Shall mean such Architect or Architects appointed by the Land Owner / Land Lord as Architect for the building or such other Architects as may be appointed by the Land Owner / Land Lord, cost of which will be borne by the Land Owner / Land Lord.
- 11) **OWNER'S ALLOCATION** the land owners shall be allocated 15% (Fifteen Per Cent) over the constructed area of each floor of the multistoried building including super built-up area of the proposed building with proportionate share, right, title and interest in the common facilities and space together with proportionate share in the land underneath the building.
- 12) **DEVELOPERS' ALLOCATION** shall mean the Developers / Builders will get 85% (Eighty Five Per Cent) of the constructed area of each floor of the said multistoried building which includes

  
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M. D. Sohini Mollo

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ANNEXURE

Sonika Begum  
DIRECTOR

in all floors, stairs, excepting portion allotted for the land owners of the proposed building together with right to use and enjoy all common areas facilities of the land and the proposed building with right, title and interest in the common spaces.

- 13) **BUILDING PLAN** shall mean such plan to be prepared by the Architect for the construction of the multi storied building as to be sanctioned by the Hariharpur Gram Panchayet/Zilla Parishad and other competent authorities and shall include any amendment thereto and/or modification thereof.
- 14) **TRANSFER** with its grammatical variations shall include possession under an agreement or part performance of a contract and by any other means according to Transfer of Property Act, 1882.
- 15) **TRANSFeree** shall mean a person, firm, limited company, association of persons to whom any space of the building shall be transferred, to be used for residential and commercial purposes.
- 16) **ADVOCATE** shall mean such person engaged in legal profession may be appointed by the Land Owner / Land Lord.
- 17) **WORDS** importing singular shall include plural and vice-versa and masculine shall include feminine and vice-versa.

01/09/2023



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PAASEEN REALTECH INDIA PRIVATE LIMITED

Sasika Begum  
DIRECTOR

**IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO  
AS FOLLOWS:**

**ARTICLE-I**

**COMMENCEMENT**

This Agreement shall be deemed to have commenced or /and with effect from 1<sup>st</sup> day of September, in the year 2023.

**ARTICLE-II**

**OWNERS' RIGHT AND REPRESENTATIONS**

1. The land owner is absolutely seized and possessed of and/ or sufficiently entitled to the said premises.
2. The premises are free from all encumbrances and the owner has marketable title in respect of the said premises.
3. The said premises is free from all encumbrances, charges, liens, attachments, impendent, trusts, acquisitions whatsoever or howsoever or howsoever.

**ARTICLE - III**

**DEVELOPER'S RIGHT**

1. The owner hereby grants subject to what has been hereunder provided, exclusive right to the Developers to build upon and to exploit commercially and the said premises by construction a

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DIRECTOR

- multi storied building and/or buildings thereon in accordance with the plan or plans to be laid out/drawn by the Architect and sanctioned by the competent authorities with or without any amendment and/or modification thereon made by the Developer/ land lord hereto.
2. The Developer & Land Lord shall jointly pay and bear all fees including Architects fees, charges and expenses required to be paid or deposited for exploitation of the said premises PROVIDED HOWEVER that the Developers & Land Lord shall be entitled to all refunds of any or all payments and/or deposits made by the Developer / Land Lord.
  3. Developers for the purpose of development of the said premises in terms hereof and to deal with the Developer's Allocation after providing the Owner's Allocation as per the terms of these presents.

#### ARTILE - IV

#### POSSESSION

1. The owner shall make over vacant and peaceful possession of the said premises. The owner will handover Xerox copy of original title, deeds and documents to the Developer, who will return the same after taking completion certificate from the competent authorities. Owner is also bound to not sale or mortgage the property when it will be under construction.



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DIRECTOR

2. The Developer shall complete the building and/or buildings in habitable conditions as per sanctioned plan from competent authority and hand over the possession of the Owners' Allocation, more particularly described in the Schedule -"B" written hereunder being the owners' allocation into the said building/buildings.

#### **ARTICLE - V**

#### **PROCEDURE**

1. The Developer shall grant to the Land Owner/Land Lord a Development Power of Attorney for the purpose of obtaining sanctioned plan from the competent authorities and all necessary permission and sanction with the construction of the building and also for purposing and following up matter with the other authorities.
2. Apart from the execution of the Development Power of Attorney, the Developer do hereby undertake that they will execute as and when necessary, all papers, documents, plans, consent etc. for the purpose of development of the aid premises.

#### **ARTICLE - VI**

#### **DEALING OF SPACE IN THE BUILDING**

1. The Developer shall on completion of the building put the owner in undisputed possession of the Owners' allocation together with the rights in common to the common facilities and

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SHRI RAM KRISHNA REAL ESTATE DEVELOPERS  
Sardar Begum  
DIRECTOR

- amenities prior to hand over the possession to the intending purchaser/purchaser from the Developers' Allocation into the building to the constructed upon the Schedule - "A" property.
2. The owner shall be entitled to transfer or otherwise deal with the owners' allocation in the said building.
  3. The Developer shall be exclusively entitled to the Developers Allocation in the said building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
  4. In so far as all necessary dealing by the Land Owner in respect of the building shall be in the name of the Land Owner for which purpose, the Land owner shall give the Developer a power of Attorney in a form and manner reasonably required by the Land Owner.
  5. The Developer shall be entitled to enter into any Agreement for sale with the intending purchasers of the Developer's Allocation on the terms and conditions as per written herein and to receive all the consideration money, advance or advances and earnest money from the said intending purchaser/purchasers in any manner whatsoever without any claim, demand or interference of the owner.

M. D. Sohini Molla

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Sorika Begum  
DIRECTOR

6. The Developer shall also be entitled to transfer and convey the proportionate share of land in favour of the intending purchaser or purchasers of the flat/flats/commercial spaces from the Developer's Allocation as per the terms and conditions of this Agreement on behalf of and in the name of the owner as their constituted Attorney.

#### **ARTICLE - VII**

#### **BUILDING**

1. The Developer shall, at their own costs, construct, erect and complete the multi storied building upon the said premises in accordance with the sanctioned plan and specification with such material as are mentioned in detailed in the Annexure attached herewith and may be recommended by the Architect from time to time.
2. Subject to as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto.
3. The Developer shall install and erect in the said building and at its own cost, pump, tube 'Nell water pump, Lift, sewerage, water tank, over headwater reservoir, septic tank, electric connection from the authority concerned and until permanent electric connection is obtained temporary electric connection shall be

  
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DIRECTOR

provided and other facilities as are required to be provided in a residential building having self-contained flat/apartments/shop/office/semi commercial etc. and constructed for sale flat/apartments/shop/office/semi commercial therein on ownership basis and it is mutually agreed upon that the owner shall at his own cost shall install electric meter in the said building as described in the Schedule 'B'.

4. The Developer / Land Owner shall apply for and obtain connections of water electricity, power and permanent drainage and sewerage connection for the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose, the Land owner shall execute in favour of the Developer by Power of Attorney and other authorities as shall be required by the Land Owner.
5. The Developer shall, at its own costs and expenses and without creating any financial or other liabilities on the owner construct and complete the said multi storied building and various units and/or apartment/shop etc. therein accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer with the consultation of the owner, provided, however, no alteration or modification shall be made in the owner's allocation without the consent of the owner in written, but, the owner shall not withhold such permission without any reasonable.

M. D. Sohif Mollo

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SAHARANPUR MUNICIPAL CORPORATION

Sarika Begum  
DIRECTOR

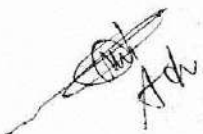
6. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer & Land Owner jointly.

#### **ARTICLE - VIII**

#### **POSSESSION AND PAYMENT OF RATES,**

#### **TAXES AND SERVICE CHARGES**

1. The Land Owner shall pay and bear all property taxes and other dues and outgoing in respect of the existing premises duly mention in the Schedule "A" hereunder according to the terms of this Agreement during the construction period.
2. The Land Owner and the Developer shall punctually and regularly pay for their respective allocation, the said rate are to be apportioned pro-rata with reference to the saleable space of the building.
3. The owner and the Developer shall punctually and regularly pay for their respective allocation the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owner and the Developer and both the parties shall keep each other indemnified against stall claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owner or the Developer in this behalf.

  
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M. D. Sohif Molla

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ASSOCIATION REGULATIONS

Sachin Regum  
DIRECTOR

4. Any transfer or any part of the owner's allocation in the said building shall be subject to the other provisions hereof and the owner shall thereafter be responsible in respect of the space transferred to pay the said rates and services charges for the common facilities.

#### ARTICLE - IX

#### COMMON RESTRICTION

The owners' allocation in the building shall be subject to the same restrictions and use as are applicable to the Developer's Allocation in the building intended for the common benefits of all occupiers of the building which shall include the following :

1. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazards to the other occupiers of the building.
2. Neither party shall demolish or permit for demolition any wall or structure in their respective allocation or any portion thereof or make any structural alteration either major or minor therein without the written consent of the other in this behalf.
3. Neither party shall transfer or part to transfer of unless:
  - a) Such party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed.




M. D. John Molla

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INDIAN NEALTECH INDIA PRIVATE LIMITED

Sorista Begum  
DIRECTOR

- b) The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions of the presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in her possession.
4. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation and/or breach of any of the said laws-byelaws, rules and regulations.
5. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in such of their respective allocation in the building in good working condition and repair and in particulars so as not to any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequences or any act as.
6. Neither party shall do or cause of (permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequence of any breach.
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MANCINI REAL ESTATE PRIVATE LTD.

Sarika Begum  
DIRECTOR

7. No goods or other items shall be kept by either party for display or others purpose in the corridors or at other places for common use and enjoyment in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places for common use and enjoyment in the building, except the ground floor common passage where owner has only right to use for walking and land owner & developer has full right to parking vehicles and also walking and parking vehicles.
8. Neither party shall throw or accumulate any dirt, rubbish, waste or refused or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building thus, observing "cleanliness and good health go by side".
9. The Land Owner shall permit the Developer and his servants and agents with or without workmen and others at all reasonable times to enter into and upon the owner allocation and every part thereof for the purpose of maintenance or repairing part of the building and/or for purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining, repairing and testing drains, septic tank, water pipes and electric wires and for any purpose of similar nature.



M. D. Sohini Molla

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WANSHEK NEUTECH INFRA PRIVATE LIMITED

Sanjay Begum  
DIRECTOR

**ARTICLE - X**

1. The Owner will remain responsible in respect of inconvenience regarding the Title of the said land of this agreement and they will be responsible to indemnify the developer if any loss or stop of work or legal issue arises.
2. The land owner doth hereby agreed and covenant with the Developer to execute and register the Deed of Conveyance or Conveyances or Agreement for Sale in favour of the intending purchaser or purchasers to convey the right, title, interest of the proportionate share of land into the property described in the Schedule "A" herein below at the request of the Developer or which the cost shall be borne by the intending purchaser or purchasers of the Developers' Allocation.
3. The Owner shall not do any act, deed or thing whereby the Developer shall be restrained from construction and completion of the said building including to transfer the saleable spaces to any intending purchaser from Developers' allocation.
4. The owner may execute a Power of Attorney in favour of the Developer as to it can help the Developer to complete the project as soon as possible and the developer execute and registered the Deed of Conveyance or Conveyances or Agreement for sale the portion of the Developer's Allocation.

M.D. Sohif Molla

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JAWAHAR REAL ESTATE PRIVATE LIMITED

Sonika Begum  
DIRECTOR

5. The owner may, at the request of the Developer, shall sign and execute and Agreement for Sale and/or any document and paper, if requires, in favour of intending purchaser of the Developer's allocation as a party made thereto for the purpose of selling the flat/flats from claiming any further money or considerations subject to the cost of preparation of such document's agreement for sale and/or papers shall be borne by the Developer or the intending purchaser.
6. The owner may at the request of the Developer, sign and execute and register any Agreement for sale or Declaration, deeds, writing etc. in favour of the intending purchaser as a party made thereto for the purpose of producing the same before any financial institution with a view to take loan for the purpose of flat/flats from the Developer's allocation.
7. The owner will bear cost of installation of electric meter for his allocation of the said proposed newly multi storied building.

#### **ARTICLE - XI**

#### **DEVELOPOERS' OBLIGATION**

1. The Developer hereby agree and covenant with the owner to complete the construction of the building within 36 months from the date of Sanction of Building Plan from the competent authority.



M.D. John Molla

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ANDHRA REALTECH INDIA PRIVATE LIMITED

Sorita Begum  
DIRECTOR

2. The Developer hereby agrees and covenant with the land owner, not to transfer and/or assign the benefits of this Agreement or any portion thereof without the consent in writing of the land owner.
3. The Developer hereby agrees and covenant with the land owner not to violate or contravene any of the provisions of the rules applicable to construction of the said building.
4. The Developer hereby agrees and covenant with the owner not to do any act, deed or thing whereby the owner is prevented from enjoying selling, assigning and/or disposing of any of the owner's Allocation in the building at the said premises.
5. The Developer do hereby agrees not to give and/or deliver possession unto the intending purchasers of the Developers' allocation until the possession of the owner's allocation be handed over/delivered unto the owner.
6. The Developer shall not make any encumber over the property described in the Schedule - 'A' herein below by way of pawn, lien, mortgage and charge and it is also hereby agreed by the Developer that no monetary liability will be accrued to the owner if he do so.





M.D. John Molla

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TAASEN REAL ESTATE CONSULTANTS PRIVATE LIMITED

Sarika Begum

DIRECTOR

7. The owner also declared that Development Agreement and Development Power of Attorney shall not be cancelled at any condition without consultation with the developer.
8. The Developer assures, represents, and confirms as follows:
  - a) The developer will at its own costs and expenses apply and obtain revised plan sanctioned and also complete the building at its own costs and expenses within the stipulated period in terms of this agreement.
  - b) In case there is any damage to the building or unforeseen situation happens to any workmen, laborers in course of construction, the Developer will be personally liable for the same and shall indemnify the Owner from all costs, consequences and damages.
  - c) The Developer shall at its own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purposes of completion of the said building in the said premises.
  - d) The owner will not be liable for any acts; deeds end things on the part of the Developer.
  - e) Similar nature of deed of conveyance will be executed and registered in favour of all the intending purchasers of the



M.D. Sohain Molla

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MANEER HEALTH TECH BICIA PRIVATE LIMITED

Saakiba Begum

DIRECTOR

building. The form of such deed of conveyance will be finalized jointly by the owner and the Developer.

- f) All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Developer allocation shall be borne and paid by the Developer or his nominee or nominees.
- g) The Developer shall not discontinue or abandon the construction of the proposed building except the suspension of the work or due to force major events or litigations. The Developer shall obtain a valid Occupancy Certificate from the competent authority in respect to the said building and must provide a copy thereof to the Land Owner, together with a copy of the "Sanctioned Plan",
- h) The Developer shall use standard material for construction of the said building.
- i) The developer shall, at its own costs and expenses cause the said site plan, structural plan as well as Building Plan to be prepared and submitted to the competent authority for necessary sanction subject to the owner paying all outstanding rates and taxes, till the date thereof and causing mutation, of the name of the Land Owner, in the records of the B.L. & L.R.O. or any other concerned authorities as required for.

 A handwritten signature in black ink, appearing to be 'Sohain Molla', is located in the bottom left corner of the page.

M.D. Sohail Molla

WASEEN REALTECH INDIA PRIVATE LIMITED  
Sasika Begum  
DIRECTOR

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- j) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto.
- k) The Owner allocated area shall be constructed by the developer for and on behalf of the Owner and/or their nominee or nominees. The rest of the said building shall be constructed by the Developers for and on behalf of itself and/or nominees.
- l) That the Developer shall liable to obtain occupancy certificate from the competent authority at its cost and expenses before handover the owner's allocation towards the owner.
- m) That the Developer will provide main electric meter from WBSEDL towards the use of the occupiers of the proposed G+4 storied building at its own cost, expenses and supervision.
- n) That no deviation from sanctioned building plan be allowed by the land Owner, if the Developer make any deviation from sanctioned building plan to construct the proposed multi storied building the Developer shall be fully liable for the same and also liable to regularize the same at its own cost, expenses and initiative.



M.D. Jahan Molla

APPROVED FOR THE BOARD OF DIRECTORS

Sarika Begum  
DIRECTOR

- o) That the Developer shall handover the allocation of the owners' first then the Developer be eligible to handover its allocation towards the intending buyer.
- p) No amalgamation of property will be entertained.

**ARTICLE - XII**  
**OWNER'S INDEMNITY**

- 1. The owner doth hereby undertake that the Developer shall be entitled to the said construction and the shall enjoy his allocated space without any interference or disturbance, provided that the Developer perform and fulfills all the terms and conditions herein contained and/or on this part to be observed and performed.

**ARTICLE - XIII**  
**DEVELOPERS' INDEMNITY**

- 1. The Developer hereby undertakes to act as assigning out of any sort of act of commission on or omissions on the part of the Developer in relation to the construction of the said building.
- 2. The Developer hereby undertakes to keep the land owner indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developers' action with regard to the development of the said Premises and/or in the matter of construction of the said building and/or for any defect there on.



M.D. John Molla

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SAHARAJI REAL ESTATE PRIVATE LIMITED  
Sasika Begum  
DIRECTOR

**ARTICLE-XIV**  
**MISCELLANEOUS**

1. The owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership business between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.
2. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need and seek authority of the owner and various to be signed or made by the owner relative to which specific provisions may not have been herein the owner hereby undertake to do all such acts/deeds, matters and things. The Developer shall execute such additional power of Attorney and/or authorization as may be required by the Land Owner for the purpose smooth functions and the owner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringing or the rights of the owner and/or go against the spirit of these presents. It is hereby made specifically clear that a fresh building plan for the purposes of construction of a multi storied building will have to be submitted before the competent



M.D. Sohini Molla


STATE OF MICHIGAN DEPARTMENT OF TREASURY

Sasitka Begum  
DIRECTOR

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authority with a view to obtaining sanction thereof and the owner hereby agree to put their signatures on such plan or plans and in all applications forms and papers etc.

3. The owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developers' allocation and the Developers shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
4. The name of the building shall be determined by the Developer and the Developer shall be entitled to open a temporary site office at the said premises with or without taking permission from the owner.
5. As and from the date of completion of the construction of the building and the Developer and/or its transferees and the owner and/or its transferees shall each and/or either party be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective spaces and also bear the common expenses as mentioned in the Schedule - "D" written hereunder.
6. It is understood that the Developer shall handover the possession of the owner's allocation on completion of the building to the owner within the stipulated time mentioned hereinabove.

 Adw.

M.D. Zohin Molla

ANASSEN REALTECH INDIA PRIVATE LIMITED

Souvik Bequm  
DIRECTOR

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**ARTICLE-XV**

**FORCE MAJEURE**

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of "Force Majeure".
2. Force Majeure shall, mean, earthquake, riot, war tempest, civil commotion, litigation strike and or any other at or commission beyond the control of the parties etc.

**SCHEDULE - 'A' ABOVE REFERRED TO**

**(Description of the entire land property)**

**ALL THAT** land measuring more or less 18 (Eighteen) Decimals landed property lying and situated at Mouza - **Dihimadan Malla**, J.L. No. 34, P.S. & A.D.S.R. Office - Baruipur, Dist. South 24 Parganas, all landed property is Commercial Bastu recorded in **R.S. & L.R. Dag No. 390, L.R. Khatian No. 3060**, under Hariharpur Gram Panchayet which is Butted and Bounded as follows :-

- BY THE NORTH** : Property of Swapan Kumar Ghosh on the same plot (R.S. & L.R. 390)
- BY THE SOUTH** : 12 Ft. wide concrete Panchayet Road.
- BY THE EAST** : Property of Sekh Md. Aref on the same plot (R.S. & L.R. 390) & 6 Ft. common Passage.
- BY THE WEST** : Property of Zahir Molla on the same plot (R.S. & L.R. 390)

  
Aref

M.D. John Molla

WASEEN REALTECH INDIA PRIVATE LIMITED

Sarika Begum  
DIRECTOR

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**SCHEDULE - "B" ABOVE REFERRED TO**

**(OWNER'S ALLOCATION)**

Owner allocation will get the portion of the total constructed area i.e. **ALL THAT** piece and parcel of will get **15%** of the said newly proposed multi storied building along with undivided proportionate share of land described in the Schedule - 'A' together with common rights in to the common parts and portions of the building described in the Schedule - 'D' written and if the measurement of the owner's allocated flat is go beyond from the owner's ratio then the owner's allocation will be deducted from the ground floor.

**SCHEDULE - 'C' ABOVE REFERRED TO**

**(Developer' Allocation)**

Developer shall mean the remaining portion of the building except the owner's allocation i.e. 85% of the total constructed area of the said newly proposed multi storied building along with undivided proportionate share of land described in the Schedule - 'A' together with common rights in to the common parts and portions of the building described in the Schedule - 'D' written hereunder.

**SCHEDULE - "D" ABOVE REFERRED TO**

**(Common portions)**

(Common parts and portions of the building to be enjoyed by all the occupiers of the building including the owner and the developer)





M.D. John Moller

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MASSACHUSETTS REAL ESTATE PRIVATE LIMITED

Savitka Begum  
DIRECTOR

1. Entrance and exist.
2. Boundary walls and main gates.
3. Entrance lobby, electric utility space.
4. Water pumps space.
5. Lift & Lift Room.
6. Staircase landings on ground floors.
7. Drainage and sewerage lines and other installation for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
8. Electric sub-station and electrical wiring and other fittings excluding only those as are installed within the exclusive area of any unit exclusively for its use.
9. Water pumps, water reservoirs, together with all common plumbing installation for carriage of excluding only such parts of installations and fittings as area exclusively within and for the unit.
9. Such other common parts, areas, equipment's, installations, fittings, fixtures and spaces in and around the building the land, and in building as are necessary for passage only for walking and/or user of the units in common by the co-owners.
10. The ultimate open roof.

 A.W.

M.D. Johinudla

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WASEEN REALTECH INDIA PRIVATE LIMITED

Sarika Begum  
DIRECTOR

**SCHEDULE - "E" ABOVE REFERRED TO**

(Common expenses to be borne proportionately by fell the occupiers of the building including the owner and the Developer)

1. The expenses of maintaining, repairing, redecorating etc. of the building gutters and rain water pipes of the building, water pipes, sanitary pipes, gas pipes and electric pipes, wire and installation in under or upon the building and enjoyed or used by the purchaser in common with the owner and other occupiers/purchasers and the main entrance, passage landing, and staircase of the building as enjoyed by the purchaser of used by the purchaser in common as aforesaid and the boundary walls of the premises.
2. The cost of clear ling and lighting and passage, landing stair case and other parts of the building and enjoyed or used by the owner in common as aforesaid.
3. The cost of decorating the exterior of the building.
4. The costs of salaries of caretakers, clerks, bill collectors, chowkidars, sweepers, mails, mistress etc. of any to be appointed by the Association of the owner of the flat and before the formation of such association by the vendor and the developer.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.



M. D. Sohail Molla

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HASEEN REALTECH INDIA PRIVATE LIMITED  
Sarika Begum  
DIRECTOR

6. The cost of working and maintenance of pump and equipment's.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps, if any, against all types of risks.
9. Capital of recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities.
10. Capital or recurring expenditure for replacement and/or repair of such common utilities such as overhead tank, underground water reservoir, pump motor and other equipment whatsoever which and/or may be installed or situated in any portion of the building.
11. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.



M. D. Sohian Mulla

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ANSEEN REALTECH INDIA PRIVATE LIMITED

Sarita Begum  
DIRECTOR

### SPECIFICATION

1. **SUPER STRUCTURE:**

RCC column with RCC beams (framed structures) with RCC floors as per sanctioned plan to be sanctioned by the Kolkata Municipal Corporation.

2. **BRICK WALL / AAC Block**

All the external walls shall be of 200 mm thick brick wall with cement plaster. All internal portion walls shall be 75 mm thick brick walls with both side cement plaster.

3. **DOORS:-**

All doors made Wood Frame with flush door.

4. **WINDOWS:-**

All the windows shall be sliding door with aluminum frame.

5. **FLOORING:-**

All the flooring shall be vitrified tiles, toilet shall have normal height white glazed tiles over skirting on all sides, kitchen shall have normal height glazed tiles over the table top of black stone.

6. **TOILET WILL COMPRISE OF THE FOLLOWING:-**

- A. One commode with PVC flushing cistern and one ISI brand commode.
- B. One shower point.

  
A.S.V.



M.D. John Molla

IAASEEN REALTECH INDIA PRIVATE LIMITED

Soraiha Begum  
DIRECTOR

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- C. One tap point.
- D. Provision for exhaust fan.

**7. STAIRCASE:-**

The staircase will have the following :-

- A. Flooring with marble or floor tiles.

**8. ELECTRICAL INSTALLATION:-**

All the internal wiring shall be concealed in polythene conduits, all wires shall be of coppers and all switch with ISI brand.

**9. INTERNAL FINISHING TO WALLS :-**

All internal walls, ceilings, rooms, verandah, kitchen-cum-dining living and toilets shall be finished in Putty (ISI Brand).

**10. SANITARY & PLUMBING:-**

All the internal horizontal soil and waste water pipes shall be P.V.C Pipes (ISI Brand) joint in cement.

**11. MAIN ENTRANCE:-**

One collapsible/Iron gate will be provided at the main entrance of the building.

**12. LIFT:-**

Lift of a reputed company to be installed.



**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the parties at Baruipur in the

Presence of:

Witness:-

1. Md. Nurhulam Molla  
Abdul Subbar Molla  
Dehmedan Molla,  
Baruipur

2. Dipak Mishra  
S/O - Mantu Mishra  
Vill - Baruipur -

M.D. Sohni Molla

Signature of the Owner

JAASEEN REALTECH INDIA PRIVATE LIMITED

Sanika Begum  
DIRECTOR

Signature of the Developer

Drafted by me:

Sohidul Alam Dhali  
**SOHIDUL ALAM DHALI**

Advocate












Baruipur Court.

En. No. WB/1251/2011

Mob: 9748390097.












Type By:

Kabirul Anam  
**Kabirul Anam, Baruipur.**

		Thumb	Index finger	Middle finger	Ring finger	Little finger
 MD JAHIR MOLLA	Left hand					
	Right hand					

NAME : **MD JAHIR MOLLA**

SIGNATURE : MD JAHIR MOLLA

		Thumb	Index finger	Middle finger	Ring finger	Little finger
 SARIKA BEGUM	Left hand					
	Right hand					

NAME : **SARIKA BEGUM**

SIGNATURE : SARIKA BEGUM

# DETAILS OF IDENTIFIER WITH PHOTO

( শনাক্তকারীর সচিত্র বিবরণ )



over

1. NAME ( নাম ) :- Md. Nurkalam Molla

2. FATHER/HUSBAND NAME ( পিতা/স্বামীর নাম ) :- Md. Subbaraj Molla

3. OCCUPATION ( পেশা ) :- business

4. PERMANENT ADDRESS ( স্থায়ী ঠিকানা )

VILLAGE/TOWN ( গ্রাম ) :- Dihimedanmalla POST

OFFICE ( পোস্ট অফিস ) :- Dakshin Kobinda Pn

POLICE STATION ( থানা ) :- Barisipura PIN: 700145

DISTRICT ( জেলা ) :- South 24 P.S STATE ( রাজ্য ) :- West Bengal

5. RELATIONSHIP WITH SELLER BUYER ( দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক ) :- স্বাক্ষরকারী

6. AADHAR NO: ..... PAN .....

EPIC NO: TYK0142562 MOBILE NO: 9339442809

আমি ( শনাক্তকারী ) Md Nurkalam Molla অএ দলিলের

(Query No.) 2002236732/2023 বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

7. Md. Jahir Molla as identifier identifying the executants

of the concerned deed (Query No.) 2002236732/2023

Md. Nurkalam Molla

IDENTIFIER SIGNATURE

( শনাক্তকারীর স্বাক্ষর )





Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240199419121

GRN Details

GRN: 192023240199419121 Payment Mode: Online Payment  
GRN Date: 01/09/2023 13:41:24 Bank/Gateway: ICICI Bank  
BRN : 2006182956 BRN Date: 01/09/2023 13:42:45  
GRIPS Payment ID: 010920232019941911 Payment Init. Date: 01/09/2023 13:41:24  
Payment Status: Successful Payment Ref. No: 2002236732/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SARIKA BEGUM  
Address: DIHIMEDANMALLA DAKSHIN GOBINDAPUR BARUIPUR SOUTH  
24 PARGANAS , West Bengal, 700145  
Mobile: 9836020067  
Contact No: 9748390097  
Depositor Status: Buyer/Claimants  
Query No: 2002236732  
Applicant's Name: Mr Sohidul Alam Dhali  
Identification No: 2002236732/1/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 01/09/2023  
Period To (dd/mm/yyyy): 01/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002236732/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	15010
2	2002236732/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
			<b>Total</b>	<b>15024</b>

IN WORDS: FIFTEEN THOUSAND TWENTY FOUR ONLY.

### Major Information of the Deed



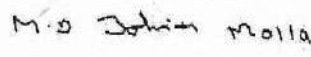
Deed No :	I-1611-07757/2023	Date of Registration	01/09/2023
Query No / Year	1611-2002236732/2023	Office where deed is registered	
Query Date	01/09/2023 12:57:55 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sohidul Alam Dhali Baruipur Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9748390097, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 1,09,35,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Dihimedanmalla, JI No: 34, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-390	RS-3060	Bastu	Bastu	18 Dec		1,09,35,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>18Dec</b>	<b>0 /-</b>	<b>109,35,000 /-</b>	



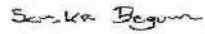
### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Md Jahir Molla (Presentant)</b> Son of Abdul Hannan Molla Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
	01/09/2023		LTI 01/09/2023	01/09/2023
Khasmallick Yogibattala, City:- Not Specified, P.O:- Dakshin Gobindapur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BSxxxxxx1C, Aadhaar No: 60xxxxxxxx9453, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				



**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Taaseen Realtech India Private Limited</b> Dihimedanmalla, City:- Not Specified, P.O:- Dakshin Gobindapur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Sarika Begum</b> Wife of Md Jahir Molla Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office			
		Sep 1 2023 4:12PM	LTI 01/09/2023	01/09/2023
Khasmallick Yogibattala, City:- Not Specified, P.O:- Dakshin Gobindapur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: DYxxxxxx6J, Aadhaar No: 98xxxxxxxx0232 Status : Representative, Representative of : Taaseen Realtech India Private Limited (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Md Nurkalam Molla</b> Son of Md Jubbar Ali Molla Dihimedanmalla, City:- Not Specified, P.O:- Dakshin Gobindapur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145			
	01/09/2023	01/09/2023	01/09/2023
Identifier Of Md Jahir Molla, Sarika Begum			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Md Jahir Molla	Taaseen Realtech India Private Limited-18 Dec



Endorsement For Deed Number : I - 161107757 / 2023

On 01-09-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:24 hrs on 01-09-2023, at the Office of the A.D.S.R. BARUIPUR by Md Jahir Molla ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,09,35,000/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 01/09/2023 by Md Jahir Molla, Son of Abdul Hannan Molla, Khasmallick Yogibattala, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business

Indetified by Md Nurkalam Molla, , Son of Md Jubbar Ali Molla, Dihimedanmalla, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 01-09-2023 by Sarika Begum, Director, Taaseen Realtech India Private Limited, Dihimedanmalla, City:- Not Specified, P.O:- Dakshin Gobindapur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145

Indetified by Md Nurkalam Molla, , Son of Md Jubbar Ali Molla, Dihimedanmalla, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2023 1:42PM with Govt. Ref. No: 192023240199419121 on 01-09-2023, Amount Rs: 14/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2006182956 on 01-09-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 6724, Amount: Rs.5,000.00/-, Date of Purchase: 31/08/2023, Vendor name: S GAZI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2023 1:42PM with Govt. Ref. No: 192023240199419121 on 01-09-2023, Amount Rs: 15,010/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2006182956 on 01-09-2023, Head of Account 0030-02-103-003-02

*S. Mandal*

**Subhrangshu Shekhar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARUIPUR**  
**South 24-Parganas, West Bengal**